

BOARD OF APPEAL REFERRALS

October 20, 1980

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MEMORANDUM

November 20, 1980

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert J. Ryan, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

11/13/80 - tabled; 11/20/80 - resubmitted

Z-4907

Louis R. & Esther Percoco  
230 Park Street, West Roxbury  
at Park Terrace

Hearing: 11/25/80

2-1/2 Story Frame Structure.

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family S-.5 \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: Erect one-story addition to  
one-family dwelling.

Violation(s):  
Section

Required

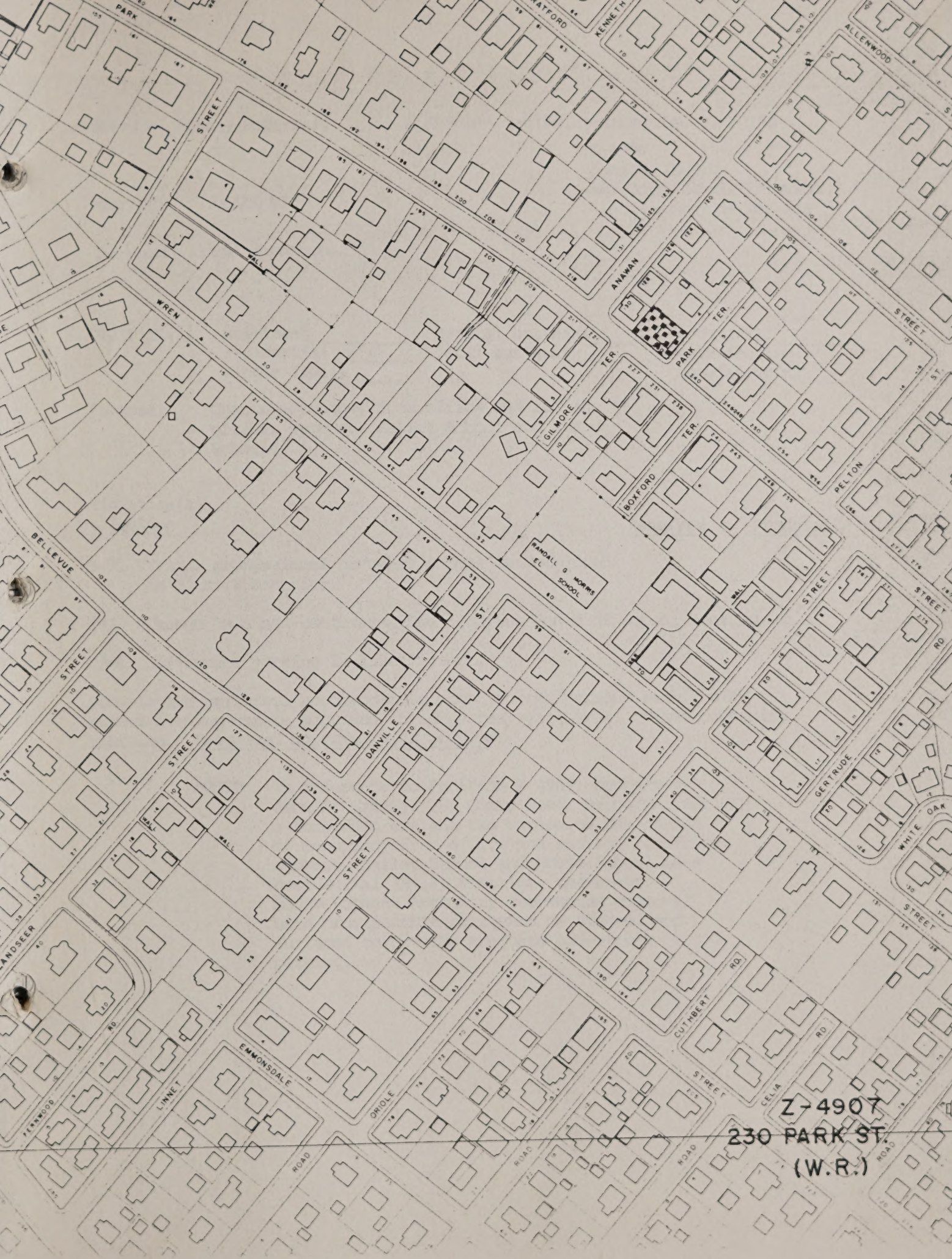
Proposed

20-1. Rear yard is insufficient.

Addition to left side of one-family dwelling would be  
used for living space and storage. Rear yard violation  
is existing with no adverse impact. Recommend approval.

VOTED: In reference to Petition Z-4907, brought by  
Louis R. & Esther Percoco, 230 Park Street,  
West Roxbury, for a variance to erect a one-  
story addition to a one-family dwelling in a  
Single Family (S-.5) District, the Boston  
Redevelopment Authority recommends approval.  
Rear yard violation is existing with no  
adverse impact.





Z-4907  
230 PARK ST.  
(W.R.)



Board of Appeal Referrals

11/13/80 - tabled; resubmitted 11/20/80

Z-4909

John F. Gately

185 Corey Road, Brighton  
at Westbourne Terrace

Hearing: 11/25/80.

Two-story frame structure.

|              |                         |                        |                     |
|--------------|-------------------------|------------------------|---------------------|
| District(s): | apartment _____         | general business _____ | industrial _____    |
|              | residential <u>R-.8</u> | local business _____   | waterfront _____    |
|              | single family _____     |                        | manufacturing _____ |

Purpose: Change occupancy from office and storage to office, storage, Ballet School and Music School.

Violation(s):

Section

Required

Proposed

8-7. Trade, professional or other school is forbidden in an R-.8 District.

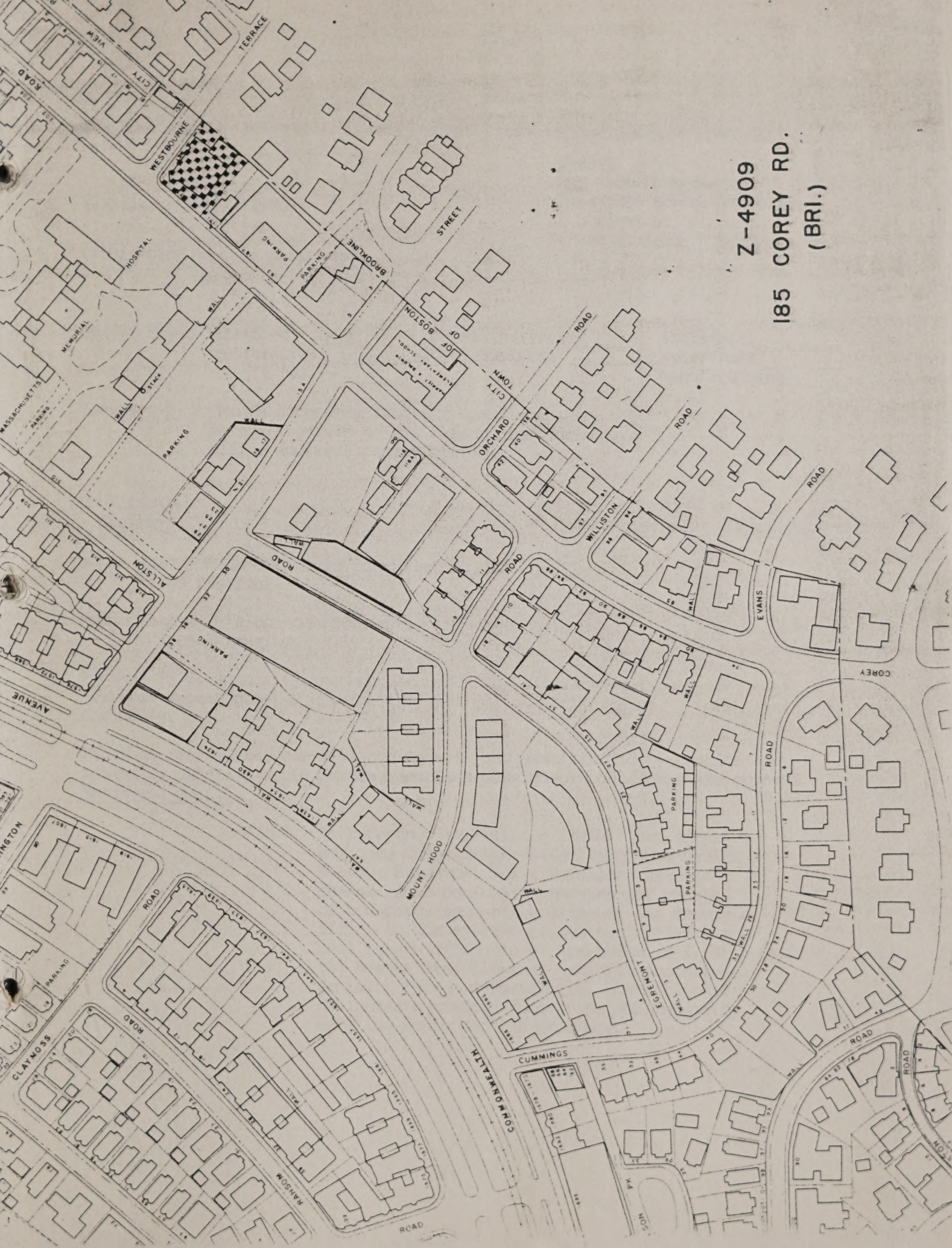
9-2. Change in a non-conforming use requires Board of Appeal hearing.

23-1. Off-street parking is insufficient.

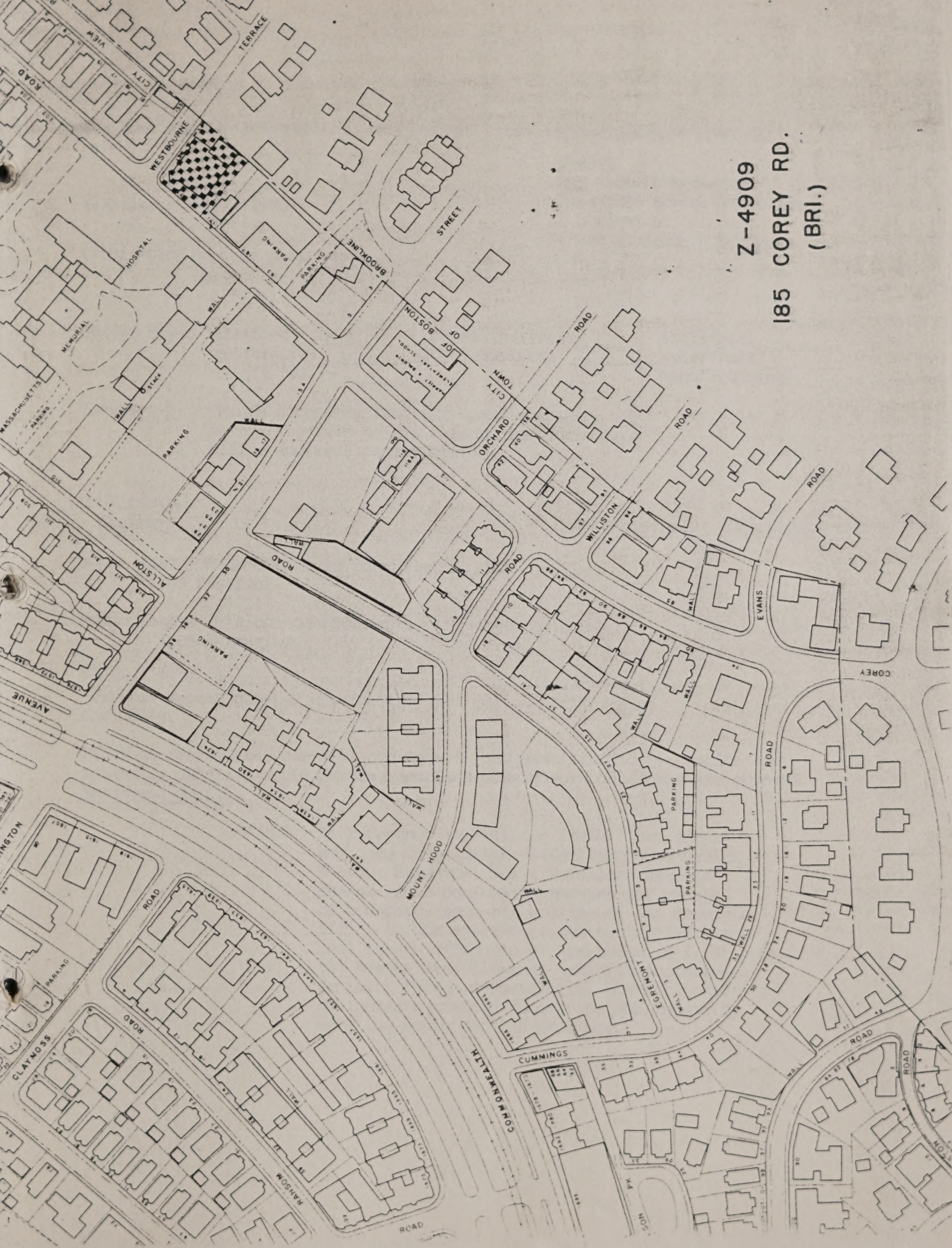
Schools are existing, accommodating eight to ten persons each. Off-street parking can be provided in large rear yard area. Mixed community reaction. Recommend approval with proviso.

VOTED: In reference to Petition Z-4909, brought by John F. Gately, 185 Corey Road, Brighton, for a forbidden use and two variances for change of occupancy from office and storage to office, storage, Ballet School and Music School in a Residential (R-.8) District, the Boston Redevelopment Authority recommends approval with proviso that rear yard be cleared and surfaced to provide adequate off-street parking.





Z-4909  
185 COREY RD.  
(BRI.)





Board of Appeal Referrals

11/13/80 - tabled; resubmitted 11/20/80

Z-4910

Amy Jane Corporation  
1464-1468 Commonwealth Ave.,  
Brighton  
at Boulevard Terrace

Hearing: 11/25/80

Three-story masonry structure.

|              |                               |                                  |                               |
|--------------|-------------------------------|----------------------------------|-------------------------------|
| District(s): | apartment <u>H-2</u>          | general business <u>        </u> | industrial <u>        </u>    |
|              | residential <u>        </u>   | local business <u>        </u>   | waterfront <u>        </u>    |
|              | single family <u>        </u> |                                  | manufacturing <u>        </u> |

Purpose: Change occupancy from six apartments and doctor's office to six apartments, doctor's office and real estate office.

Violation(s):

Section

Required

Proposed

8-7. Real estate office is forbidden in an H-2 District.

9-2. Change in a non-conforming use requires Board of Appeal hearing.

In May, 1978, Authority recommended denial of similar petition; Board of Appeal granted use for two-year period terminating last July.

This non-residential use will continue to increase traffic congestion and intensify existing acute parking problems. Neighborhood groups are opposed.  
Recommend denial.

VOTED: In reference to Petition Z-4910 brought by Amy Jane Corporation, 1464-1468 Commonwealth Avenue, Brighton, for a forbidden use and change in a non-conforming use for change of occupancy from six apartments and doctor's office to six apartments, doctor's office and real estate office in an Apartment (H-2) District, the Boston Redevelopment Authority recommends denial. This non-residential use will continue to increase traffic congestion and intensify existing acute parking problems.







Board of Appeal Referrals 11/13/80 - tabled; resubmitted 11/20/80

Hearing: 11/25/80

Z-4912-4917  
Hellenic College  
240-250 Prince Street  
Jamaica Plain  
near Perkins Street

Religiouys college complex.

|              |                           |                       |                    |
|--------------|---------------------------|-----------------------|--------------------|
| District(s): | apartment_____            | general business_____ | industrial_____    |
|              | residential_____          | local business_____   | waterfront_____    |
|              | single family <u>S-.3</u> |                       | manufacturing_____ |

Purpose: Erect six two-unit apartment structures  
for student housing.

Violation(s):

| <u>Section</u> | <u>Required</u>                                                                 | <u>Proposed</u> |
|----------------|---------------------------------------------------------------------------------|-----------------|
| 8-7            | Dormitory is conditional in an S-.3 District.                                   |                 |
| 14-5           | Unobstructed access to dwelling at rear of main building is insufficient.       |                 |
| 14-5           | Rear yard distance between a main building and a dwelling unit is insufficient. |                 |
| 22-4           | Front and side yard separation between dwellings is insufficient.               |                 |

Buildings would be constructed in the center of the 52-acre campus for occupancy by seminarians attending School of Theology. Style and material will be compatible with existing college structures. Each unit will contain three bedrooms. Accessibility by fire apparatus will be provided by separate access road. Jamaica Hills Association has reviewed plans and supports proposal. Recommend approval with design review.

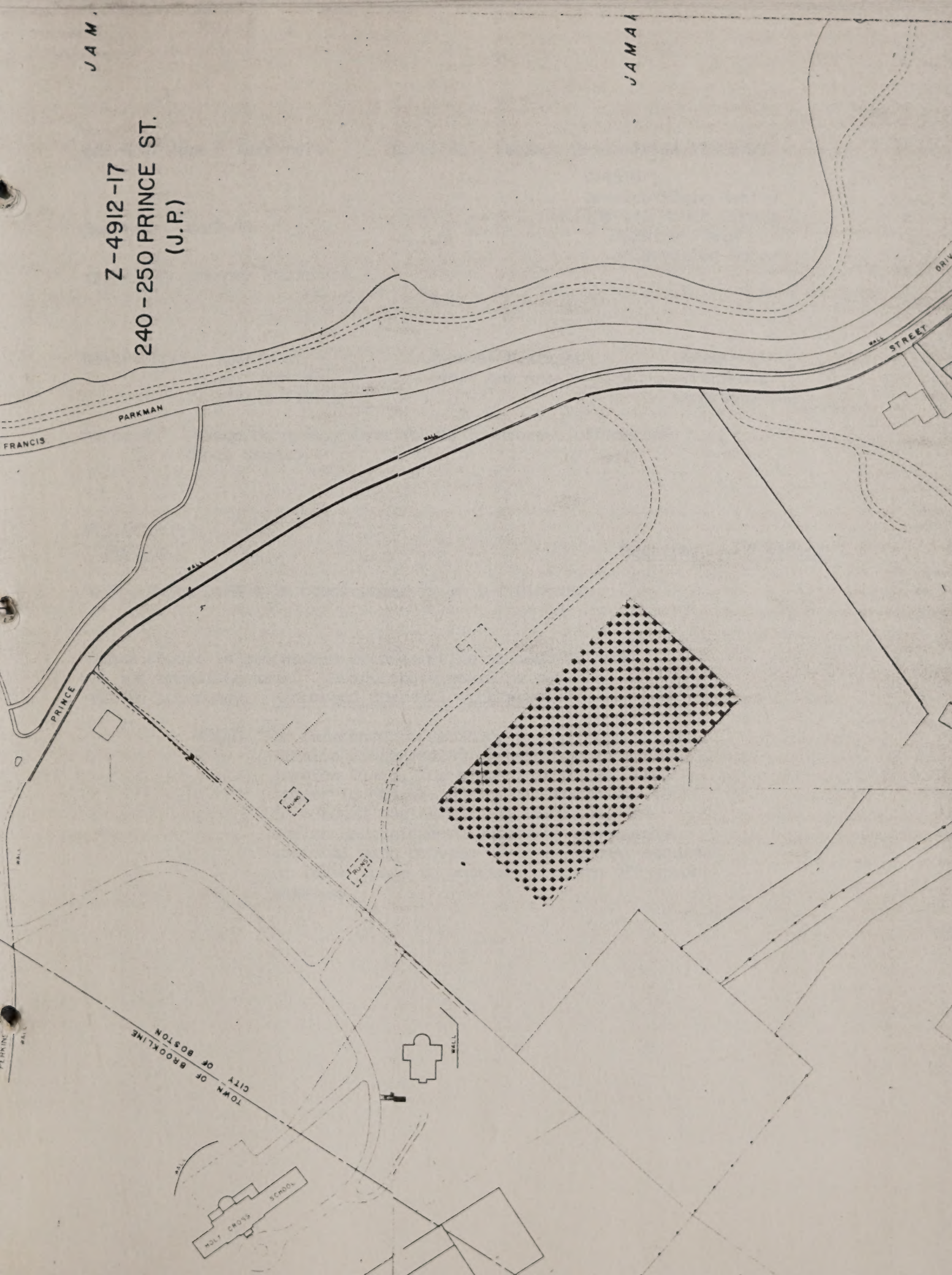
VOTED: In reference to Petition Z-4912-4917, brought by Hellenic College, 240-250 Prince Street, Jamaica Plain, for six conditional uses and thirteen variances to erect six two-unit apartment structures for student housing in a Single Family (S-.3) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



J A M .

J A M A

Z-4912-17  
240-250 PRINCE ST.  
(J.P.)





Board of Appeal Referrals

11/13/80 - tabled; resubmitted 11-20-80

Z-4919

Jamaica Plain Realty

138-142 South Street

Jamaica Plain

at Boylston Street

Hearing: 12/2/80

One-story masonry structure.

|              |                    |                           |                    |
|--------------|--------------------|---------------------------|--------------------|
| District(s): | apartment_____     | general business_____     | industrial_____    |
|              | residential_____   | local business <u>L-1</u> | waterfront_____    |
|              | single family_____ |                           | manufacturing_____ |

Purpose: Change occupancy from stores to stores, office and Dance Studio.

Violation(s):  
Section

Required

Proposed

8-7. Dance Studio is conditional in an L-1 District.

Dance Studio is compatible with existing commercial uses in the immediate area. Vacant store would be restored to viable occupancy. Recommend approval with proviso.

VOTED: In reference to Petition Z-4919, brought by Jamaica Plain Realty, 138-142 South Street, Jamaica Plain, for a conditional use from stores to stores, office and Dance Studio in a Local Business (L-1) District, the Boston Redevelopment Authority recommends approval with proviso that petitioner acquire or lease space to provide adequate off-street parking.





Z-4919  
138-142 SOUTH ST.  
(J.P.)



Board of Appeal Referrals

11/20/80

Hearing: 12/2/80

Z-4921

Carl & Eunice Rittner

345 Marlborough Street

Boston

near Gloucester Street

3 1/2 story structure.

|              |                                 |                                    |                                 |
|--------------|---------------------------------|------------------------------------|---------------------------------|
| District(s): | apartment <u>H-5-70</u>         | general business <u>          </u> | industrial <u>          </u>    |
|              | residential <u>          </u>   | local business <u>          </u>   | waterfront <u>          </u>    |
|              | single family <u>          </u> |                                    | manufacturing <u>          </u> |

Purpose: Erect a three-story addition to school structure.

Violation(s):

Section

Required

Proposed

9-1. Extension of a non-conforming use requires Board of Appeal hearing.

20-4. Rear yard is insufficient.

Proposal to enlarge Rittners School (floral design and shop management) will decrease open space and adversely affect light and vision of abutting dwellings in this Residential District. Recommend denial.

VOTED: In reference to Petition Z-4921, brought by Carl & Eunice Rittner, 345 Marlborough Street, Boston, for an extension of a non-conforming use to erect a three-story addition to a school structure in an Apartment (H-5-70) District, the Boston Redevelopment Authority recommends denial. Proposal will decrease open space and adversely affect light and vision of abutting dwellings in this Residential District.



345 MARLBOROUGH ST.  
(B.P.)

STORROW





Board of Appeal Referrals

11/13/80 - tabled; resubmitted 11/20/80

Z-4922

Joseph Dow

Hearing: 12/2/80

7 Short Street Place,  
Charlestown

near Short Street

Two-story frame structure.

|              |                    |                  |       |               |       |
|--------------|--------------------|------------------|-------|---------------|-------|
| District(s): | apartment_____     | general business | B-1   | industrial    | _____ |
|              | residential_____   | local business   | _____ | waterfront    | _____ |
|              | single family_____ |                  |       | manufacturing | _____ |

Purpose: Erect one-story side addition to  
one-family dwelling.

Violation(s):

Section

Required

Proposed

15-1. Floor area ratio is excessive.

20-8. Rear yard is insufficient.

Proposal will legalize existing dining room addition to  
dwelling at end of **small street**. No objections. Recommend  
approval.

VOTED: In reference to Petition Z-4922, brought  
by Joseph Dow, 7 Short Street Place,  
Charlestown, for two variances to erect  
a one-story side addition to a one-family  
dwelling in a General Business (B-1)  
District, the Boston Redevelopment Authority  
recommends approval. Violations will not  
adversely affect surrounding properties.



Z-4922  
7 SHORT STREET PLACE  
(CHSN.)  
MYSTIC





Board of Appeal Referrals 11/20/80

Hearing: 12/2/80

Gas service station.

Z-4923  
Van Buren Realty Corp.  
1779 Centre Street,  
West Roxbury  
at Redlands Road

|              |                           |                             |                     |
|--------------|---------------------------|-----------------------------|---------------------|
| District(s): | apartment _____           | general business <u>B-1</u> | industrial _____    |
|              | residential _____         | local business _____        | waterfront _____    |
|              | single family <u>S-.5</u> |                             | manufacturing _____ |

Purpose: Change occupancy from gas service station  
to self-service gas station.

Violation(s):

| <u>Section</u>                                                                                    | <u>Required</u> | <u>Proposed</u> |
|---------------------------------------------------------------------------------------------------|-----------------|-----------------|
| 8-7. Self service gas station is forbidden in an S-.5 District and conditional in a B-1 District. |                 |                 |
| 9-1. Extension of a non-conforming use requires Board of Appeal hearing.                          |                 |                 |

Use is compatible with predominant Commercial District. No mechanical work would be performed. Little City Hall supports. No neighborhood reaction. Recommend approval with provisos.

VOTED: In reference to Petition Z-4923, brought by Van Buren Realty Corp., 1779 Centre Street, West Roxbury, for a forbidden use, a conditional use, an extension of a non-conforming use for change of occupancy from gas service station to self service gas station in Single Family (S-.5) & General Business (B-1) Districts, the Boston Redevelopment Authority recommends approval with the following provisos: that facility comply with Board of Appeal Guidelines for gas service stations; that plans inclusive of signage and landscaping be submitted to the Authority for design review.





Z-4923  
1779 CENTRE ST.  
(W.R.)



Board of Appeal Referrals

11/13/80 - tabled; resubmitted 11/20/80

Z-4932

Charlestown Savings Bank

11-17 Kingston Street, Boston  
near Summer Street

Hearing: 11/25/80

Parking Lot.

|              |                    |                            |                    |
|--------------|--------------------|----------------------------|--------------------|
| District(s): | apartment_____     | general business B-10_____ | industrial_____    |
|              | residential_____   | local business_____        | waterfront_____    |
|              | single family_____ |                            | manufacturing_____ |

Purpose: Erect office; use premises for parking of  
15 vehicles for fee; erect two signs.

Violation(s):

Section

Required

Proposed

8-7. Parking lot is conditional in a B-10 District.

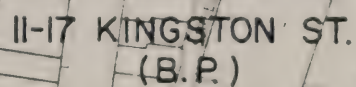
11-2. Sign may not extend above parapet of one-story building.

11-2. Free standing sign not allowed in a B-10 District.

Site is currently used for bank executive parking. Proposed commercial parking use is inappropriate and would increase traffic in this already heavily congested area. Recommend denial.

VOTED: In reference to Petition Z-4932, brought by Charlestown Savings Bank, 11-17 Kingston Street, Boston, for three conditional uses to erect office, two signs and use premises for parking of fifteen vehicles for fee in a General Business (B-10) District, the Boston Redevelopment Authority recommends denial. Proposed commercial parking use is inappropriate and would increase traffic in this already heavily congested area.







Board of Appeal Referrals

11/20/80

Z-4939

Massachusetts Eye &amp; Ear Infirmary

144-158 Charles Street

Boston

At Charles Street Circle

Hearing: 12/2/80

Four-story structure.

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
 residential \_\_\_\_\_ local business L-2-65 waterfront \_\_\_\_\_  
 single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: Change occupancy from garage, office showroom,  
 auto sales, repair shop to garage, office showroom,  
 auto sales, repair shop, indoor car rental agency,  
 two stores and animal clinic.

Violation(s):

SectionRequiredProposed

8-7. Car rental agency inclusive of storage is  
 forbidden in an L-2-65 District.

Car rental agency will provide alternative to car ownership  
 in this densely populated area. Animal clinic will further  
 provide a needed service for neighborhood residents. Recommend  
approval with provisos.

VOTED: In reference to Peititon Z-4939, brought by  
 Massachusetts Eye & Ear Infirmary, 144-158  
 Charles Street, Boston, for a forbidden use  
 for change of occupancy from garage, office  
 showroom, auto sales, repair shop to garage,  
 office showroom, auto sales, repair shop,  
 indoor car rental agency, two stores and  
 animal clinic in a Local Business (L-2-65)  
 District, the Boston Redevelopment Authority  
 recommends approval with the following provisos:  
 that auto storage, pickup and dropoff occur  
 entirely within garage; that there be no  
 boarding of animals overnight.



Z-4939  
144-158 CHARLES ST.  
(B.P.)





Board of Appeal Referrals

11/13/80 - tabled; resubmitted 11/20/80

Z-4960

Unity Bank & Trust Co.

428 Warren Street, Roxbury  
at Quincy Street

Hearing: 11/25/80.

Parking Lot.

|              |                    |                           |                    |
|--------------|--------------------|---------------------------|--------------------|
| District(s): | apartment_____     | general business_____     | industrial_____    |
|              | residential_____   | local business <u>L-1</u> | waterfront_____    |
|              | single family_____ |                           | manufacturing_____ |

Purpose: Erect take out restaurant structure.

Violation(s):

Section

Required

Proposed

8-7. Take out restaurant is conditional in an  
L-1 District.

Property is former bank parking lot. Proposed facility "Hobos Fried Chicken", is contrary to the City's efforts to revitalize the Roxbury Neighborhoods. Adjacent residential areas would be adversely affected by the use. Roxbury Comprehensive Community Health Center, Boston Technical High School Headmaster and Washington Park & Save-Mor residents have expressed opposition. Recommend denial.

VOTED: In reference to Petition Z-4960, brought by Unity Bank & Trust Co., 428 Warren S-reet, Roxbury, for a conditional use to erect a take out restaurant structure in a Local Business (L-1) District, the Boston Redevelopment Authority recommends denial. Proposal is contrary to the City's efforts to revitalize the Roxbury neighborhoods. Adjacent residential areas would be adversely affected by the facility. Roxbury Comprehensive Community Health Center, Boston Technical High School Headmaster and Washington Park & Save-Mor residents have expressed opposition.



428 WARREN ST.

428 WARREN  
(ROX.)



Board of Appeal Referrals

11/20/80

Hearing: 12/2/80

2 1/2 story duplex structure.

Z-4961-4962  
Francis P. Kelley  
252-254 Savin Hill Avenue,  
Dorchester  
near Grampian Way

|              |                           |                       |                    |
|--------------|---------------------------|-----------------------|--------------------|
| District(s): | apartment_____            | general business_____ | industrial_____    |
|              | residential_____          | local business_____   | waterfront_____    |
|              | single family <u>S-.5</u> |                       | manufacturing_____ |

Purpose: Change occupancy of two structures -  
One-family dwellings to two-family dwellings.

Violation(s):

| <u>Section</u>                                                                  | <u>Required</u> | <u>Proposed</u> |
|---------------------------------------------------------------------------------|-----------------|-----------------|
| 8-7. Any dwelling converted for more families is forbidden in an S-.5 District. |                 |                 |
| 14-2. Lot area is insufficient.                                                 |                 |                 |
| 19-1. Side yard is insufficient.                                                |                 |                 |

Proposed conversion of the duplex structure to essentially four families is incompatible with this low density residential area. Parking is a significant problem in the immediate section of Savin Hill Avenue. Neighborhood reaction is mixed. Recommend denial.

VOTED: In reference to Petitions Z-4961-4962, brought by Francis P. Kelley, 252-254 Savin Hill Avenue, Dorchester, for two forbidden uses and four variances for change of occupancy of two structures from one family dwellings to two family dwellings in a Single Family (S-.5) District, the Boston Redevelopment Authority recommends denial. Proposed conversion of the duplex structure to essentially four families is incompatible with this low density residential area. Parking is a significant problem in the immediate section of Savin Hill Avenue.





7-4961-62  
252-254 SAVIN HILL AVE.  
(DOR.)

McCONNELL PARK



Board of Appeal Referrals

11/13/80 - tabled; resubmitted 11/20/80

Hearing: 11/25/80

Z-4967  
Huntington General Hospital, Inc.  
50 Evergreen Street  
Jamaica Plain  
near South Huntington Avenue

|              |                        |                        |                     |
|--------------|------------------------|------------------------|---------------------|
| District(s): | apartment _____        | general business _____ | industrial _____    |
|              | residential R-.8 _____ | local business _____   | waterfront _____    |
|              | single family _____    |                        | manufacturing _____ |

Purpose: Change occupancy from 23 apartments to 21 apartments, doctor's office and research laboratory.

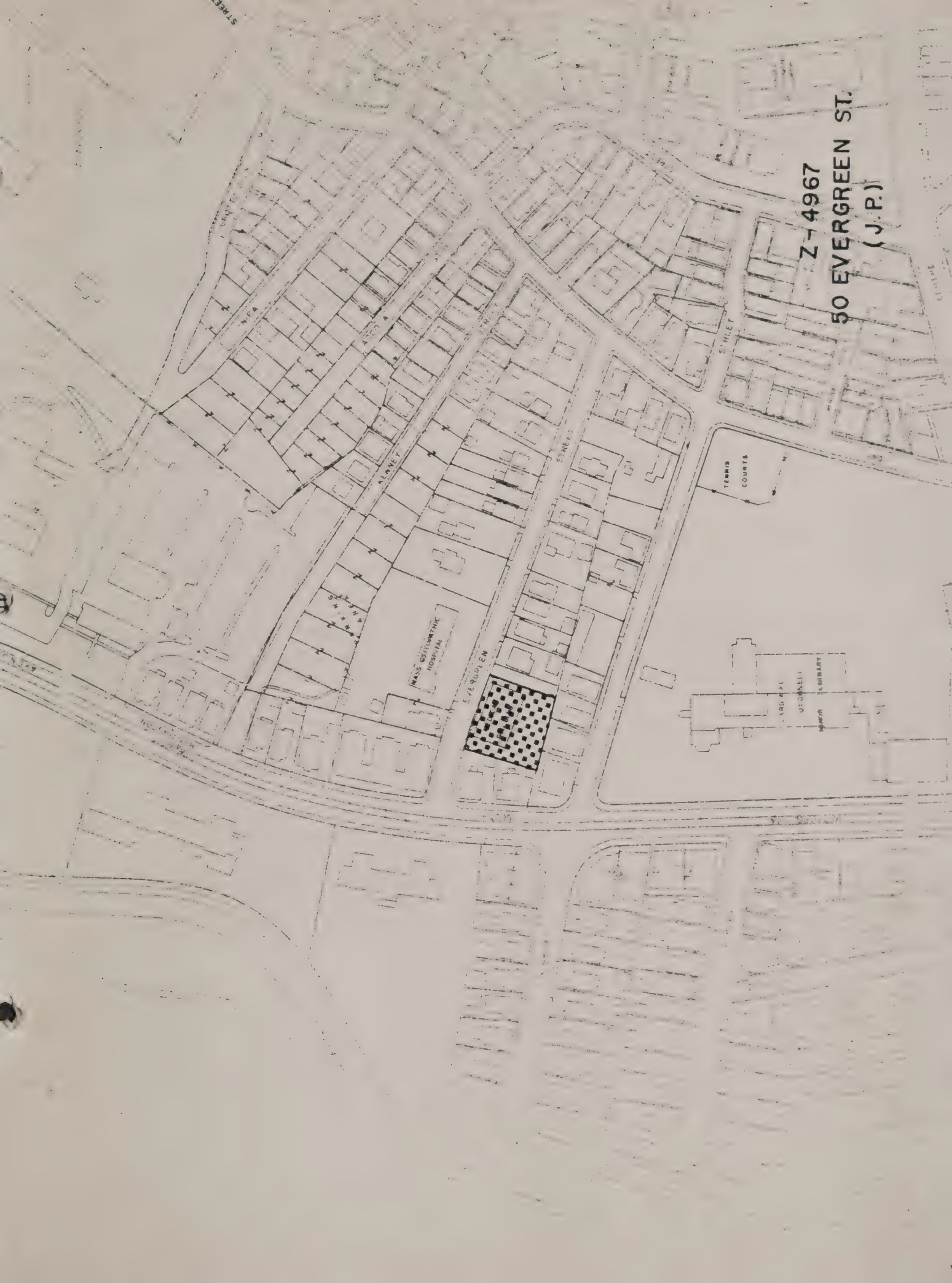
| Violation(s):                                                     |                 |                 |
|-------------------------------------------------------------------|-----------------|-----------------|
| <u>Section</u>                                                    | <u>Required</u> | <u>Proposed</u> |
| 8-7 Research laboratory is forbidden in an R-.8 District.         |                 |                 |
| 8-7 Ancillary Doctor's office is conditional in an R-.8 District. |                 |                 |
| 18-1 Front yard is insufficient.                                  |                 |                 |
| 23-7 Off-street parking is insufficient.                          |                 |                 |

Site is located directly opposite ~~hospital~~; two apartments are currently vacant. Relocation of laboratories (microbiology and histology) and two doctors' offices (outpatient) will provide needed space and allow a more efficient operation. Laboratories will not constitute health or safety hazard nor contain equipment producing sound disturbances. Hospital parking lot can accommodate ninety cars. No neighborhood reaction. Recommend approval with provisos.

VOTED: In reference to Petition Z-4967, brought by Huntington General Hospital, 50 Evergreen Street, Jamaica Plain, for a forbidden use, a conditional use and two variances for change of occupancy from 23 apartments to 21 apartments, doctor's office and research laboratory in a Residential (R-.8) District, the Boston Redevelopment Authority recommends approval with the following provisos: that the hours of laboratory operation be 8 AM to 4 PM Monday-Friday; that petitioner provide adequate off-street parking for laboratory-office uses.



Z-4967  
50 EVERGREEN ST.  
(J.P.)





Board of Appeal Referrals      11/20/80

Hearing:      12/2/80      Z-5017  
Public Facilities Department  
56-62A Pleasant Street, Dorchester  
at Thornley Street

One-story vacant structure

District(s):    apartment \_\_\_\_\_    general business \_\_\_\_\_    industrial \_\_\_\_\_  
                  residential \_\_\_\_\_    local business    L-.5    waterfront \_\_\_\_\_  
                  single family \_\_\_\_\_    manufacturing \_\_\_\_\_

Purpose:    Change occupancy from store to printing shop.

Violation(s):  

| <u>Section</u> | <u>Required</u>                                                                  | <u>Proposed</u> |
|----------------|----------------------------------------------------------------------------------|-----------------|
| 8-7.           | Printing plant with more than five employees is conditional in an L-.5 district. |                 |

Public Facilities conducted public hearing in neighborhood to allow abutters and other residents to express concerns about reuse of property. The Grande Press, Inc., was selected to develop and eventually purchase property. Structure will be substantially renovated and returned to taxable status. Recommend approval with proviso.

VOTED:    In reference to Petition Z-5017, brought by Public Facilities Department, 56-62A Pleasant Street, Dorchester, for a conditional use for change of occupancy from store to printing shop in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.





Z-5017  
56-62A PLEASANT ST.  
(DOR.)



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF KEVIN AND ROBIN-MAYER  
FITZGERALD, AND THE TENT CITY CORPORATION, INC.,  
ROBERT RICHARDS, PRESIDENT, AS JOINT VENTURE  
REDEVELOPERS OF PARCELS 11A AND 11B IN THE SOUTH END  
URBAN RENEWAL AREA, PROJECT NO. MASS. R-56

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WHEREAS, the Boston Redevelopment Authority (hereinafter referred to as the "Authority") has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, state and federal laws; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, age or national origin; and

WHEREAS, Kevin and Robin-Mayer Fitzgerald and the Tent City Corporation, Inc., have expressed an interest in and have submitted a satisfactory proposal for the development of Parcels 11A and 11B in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damages to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Kevin Fitzgerald and Robin-Mayer Fitzgerald and the Tent City Corporation, Inc., Robert Richards, President, be and hereby are tentatively designated as joint venture Redevelopers of Parcels 11A and 11B in the South End Urban Renewal Area subject to:
  - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
  - (b) Publication of all public disclosure and issuance of all approvals required by Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
  - (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
    - (i) Evidence of the availability of necessary equity funds, as needed; and



(ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final working drawings and specifications; and

(iv) Proposed development and rental schedules.

2. That disposal of Parcels 11A and 11B by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
4. That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement of Public Disclosure" (Federal Form H-6004).







TENT CITY CORPORATION  
Old South Church  
645 Boylston Street  
Boston, MA 02116

KEVIN FITZGERALD  
ROBIN MAYER-FITZGERALD  
216 Tremont Street  
Boston, MA 02116

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December 5, 1980

Mr. Robert J. Ryan, Director  
Boston Redevelopment Authority  
City Hall / Room 900  
One City Hall Square  
Boston, MA 02201

Dear Mr. Ryan:

RE: Tent City Site: South End Parcels 11A and 11B

As you know, we have been working for the past month to resolve the impasse which had previously deadlocked our discussions. Through the intervention of a convener, James Pickman, selected by the Authority, we now believe we are at a point where we can form the key elements of a joint venture which will enable us to secure UDAG funds and get development underway in a timely fashion.

We are, therefore, specifically requesting that the Boston Redevelopment Authority grant to Kevin Fitzgerald and Robin Mayer-Fitzgerald, and the Tent City Corporation Tentative Designation as joint developers of Parcel 11A and Parcel 11B in the South End Urban Renewal area. As currently envisioned this development would consist of approximately 270 units of mixed income housing, a mixed residential/commercial garage and some community oriented commercial space.

In order to make this development a reality, we are prepared to commence, forthwith, good faith negotiations directed by the Authority, its staff and/or consultants to establish the specific details of design, financing and partnership terms for this development. The goal is to submit a UDAG application to the U.S. Department of Housing and Urban Development at the earliest date, by January 31, 1981 if possible.

These negotiations shall proceed within the following parameters:

- a. The proposal for the development of the Tent City site submitted to the BRA by Tent City Associates shall be the starting point. Additionally, a below grade mixed residential/commercial garage shall be included within the development unless it is shown to be economically infeasible.



- b. If a satisfactory agreement can be reached, Goody, Clancy and Associates shall be the lead architect; and, if satisfactory arrangements can be worked out between Moritz Bergmeyer and Goody, Clancy and Associates, Mr. Bergmeyer shall be an associate architect with Goody, Clancy and Associates.
- c. If a satisfactory agreement can be reached, Daniel O'Connell's Sons, Inc., shall be the general contractor. The Tent City Corporation and Kevin Fitzgerald and Robin Mayer-Fitzgerald shall each have the right to include an experienced person or firm as either a consultant to or participant in its development effort. In this regard, the George B.H. Macomber Company has withdrawn from the project.
- d. In going forward with negotiations, the Tent City Corporation and Kevin Fitzgerald and Robin Mayer-Fitzgerald shall each designate one or two individuals to attend all scheduled negotiating sessions with authority to negotiate and make decisions by mutual agreement, on behalf of each respective party.

We are pleased that the City has committed its resources to both direct the negotiations and expeditiously prepare the UDAG application.

Sincerely,

TENT CITY CORPORATION

KEVIN FITZGERALD  
ROBIN MAYER-FITZGERALD

By

Robert W. Richards  
President

Kevin Fitzgerald

Robin Mayer-Fitzgerald





DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WASHINGTON, D.C. 20410

OFFICE OF THE ASSISTANT SECRETARY  
FOR COMMUNITY PLANNING AND DEVELOPMENT

MAR 20 1980

IN REPLY REFER TO:

Mr. Robert J. Ryan,  
Director, Boston Redevelopment  
Authority, Boston City Hall  
1 City Hall Square  
Boston, Massachusetts 02201

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MAR 20 1980

URBAN REDEVELOPMENT AUTHORITY  
OFFICE OF THE DIRECTOR

Dear Mr. Ryan:

I enjoyed our meeting to discuss the so-called Tent City site with you and your staff earlier this month. It is a project I have followed with particular interest since becoming Assistant Secretary.

I was especially pleased to find you committed to a mixed-income housing development and to an element of moderate income-ownership on this site. HUD is aware that the South End area has recently undergone rapid demographic change and has been subject to national economic forces which tend to burden low-income and elderly people. It appears that the development of this site would directly address our national policy concern for the displacement phenomenon.

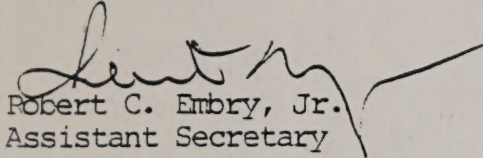
Our discussion touched on other aspects of the project: that it is one of the activities necessary to complete the Urban Renewal Project, and the intense neighborhood interest in development of the site. I was very encouraged to learn that the programmatic goals for development emerged with substantial input and cooperation from community groups.

You asked whether UDAG application for such a project could stand on its own as an attractive proposal. Because of the characteristics and history of the project, we expect such an application to be at the highest level of competitiveness. HUD would review it as a neighborhood project, and as such it would be evaluated only against other neighborhood projects. Accordingly, it would not be judged against the same standards as a downtown project. Most importantly, it would not require the substantial 6 to 1 private leverage ratio that a downtown proposal generally requires.



I understand that several aspects of the development proposal remain to be negotiated. I look forward to your submission of a proposal when it has been brought to an approvable status.

Sincerely,

A handwritten signature in dark ink, appearing to read "Robert C. Embry, Jr.", with a long, sweeping horizontal line extending to the right.

Robert C. Embry, Jr.  
Assistant Secretary



